

ORANGE COUNTY CLERK'S OFFICE RECORDING PAGE

THIS PAGE IS PART OF THE INSTRUMENT - DO NOT REMOVE

TYPE IN BLACK INK:

NAME(S) OF PARTY(S) TO DOCUMENT

DAVID LARKIN
KATHRYN LARKIN

TO
TODD A. BAILEY
ELIZABETH B. BAILEY

SECTION 52 BLOCK 1 LOT 33.42

RECORD AND RETURN TO:
(name and address)

THE KLEISTER LAW GROUP
5 Fair Lawn Drive - Suite 200
Washingtonville, NY 10992



THIS IS PAGE ONE OF THE RECORDING

ATTACH THIS SHEET TO THE FIRST PAGE OF EACH
RECORDED INSTRUMENT ONLY

DO NOT WRITE BELOW THIS LINE

INSTRUMENT TYPE: DEED ☒ MORTGAGE ☐ SATISFACTION ☐ ASSIGNMENT ☐ OTHER ☐

PROPERTY LOCATION

2089 BLOOMING GROVE (TN)
2001 WASHINGTONVILLE (VLG)
2289 CHESTER (TN)
2201 CHESTER (VLG)
2489 CORNWALL (TN)
2401 CORNWALL (VLG)
2600 CRAWFORD (TN)
2800 DEERPARK (TN)
3089 GOSHEN (TN)
3001 GOSHEN (VLG)
3003 FLORIDA (VLG)
3005 CHESTER (VLG)
3200 GREENVILLE (TN)
3489 HAMPTONBURGH (TN)
3401 MAYBROOK (VLG)
3689 HIGHLANDS (TN)
3601 HIGHLAND FALLS (VLG)
3889 MINISINK (TN)
3801 UNIONVILLE (VLG)
4089 MONROE (TN)
4001 MONROE (VLG)
4003 HARRIMAN (VLG)
4005 KIRYAS JOEL (VLG)

4289 MONTGOMERY (TN)
4201 MAYBROOK (VLG)
4203 MONTGOMERY (VLG)
4205 WALDEN (VLG)
4489 MOUNT HOPE (TN)
4401 OTISVILLE (VLG)
4600 NEWBURGH (TN)
4800 NEW WINDSOR (TN)
5089 TUXEDO (TN)
5001 TUXEDO PARK (VLG)
5200 WALLKILL (TN)
5489 WARWICK (TN)
5401 FLORIDA (VLG)
5403 GREENWOOD LAKE (VLG)
5405 WARWICK (VLG)
5600 WAWAYANDA (TN)
5889 WOODBURY (TN)
5801 HARRIMAN (VLG)

CITIES
0900 MIDDLETOWN
1100 NEWBURGH
1300 PORT JERVIS

9999 HOLD

NO PAGES 5 CROSS REF. ☐
CERT. COPY ☐ ADD'L X-REF. ☐
MAP# ☐ PGS. ☐

PAYMENT TYPE: CHECK ☒
CASH ☐
CHARGE ☐
NO FEE ☐

Taxable
CONSIDERATION \$ 340,000
TAX EXEMPT ☐
Taxable
MORTGAGE AMT. \$ ☐

MORTGAGE TAX TYPE:

☐ (A) COMMERCIAL/FULL 1%
☐ (B) 1 OR 2 FAMILY
☐ (C) UNDER \$10,000
☐ (E) EXEMPT
☐ (F) 3 TO 6 UNITS
☐ (I) NAT.PERSON/CR. UNION
☐ (J) NAT.PER-CR.UN/1 OR 2
☐ (K) CONDO

Donna L. Benson

DONNA L. BENSON
ORANGE COUNTY CLERK

RECEIVED FROM: *State of NY*

RECORDED/FILED
12/01/2008/ 11:04:59
DONNA L. BENSON
County Clerk
ORANGE COUNTY, NY
FILE#20080115948
DEED R / BK 12756PG 1506
RECORDING FEES 145.00
TAX# 002671 T TAX 1,360.00
Receipt#958747 joanned



SA - 104749-05
BARGAIN AND SALE DEED

THIS INDENTURE, made November 17, 2008, among **DAVID LARKIN & KATHRYN LARKIN**, having an address at 10 Cessna Drive, Washingtonville, NY 10992 (collectively referred to as "Grantors"), and **TODD A. BAILEY & ELIZABETH B. BAILEY**, Husband & Wife, having an address at 165 Toleman Road, Washingtonville, NY 10992 (collectively hereinafter referred to as "Grantees").

WITNESSETH, that Grantors, in consideration of Ten Dollars and other valuable consideration, the receipt and sufficiency of which hereby are acknowledged, does hereby grant and release unto Grantees, and their heirs, executors, administrators, successors and assigns forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in THE TOWN OF NEW WINDSOR, the County of ORANGE, and the State of New York, being more particularly described in Exhibit "A" attached hereto and made a part hereof,

TOGETHER with all right, title and interest, if any, of Grantors in and to any streets and roads abutting said premises to the center lines thereof,

TOGETHER with the appurtenances and all the estate and rights of Grantors in and to said premises,

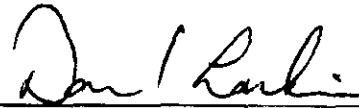
TO HAVE AND TO HOLD the premises herein granted unto Grantees, and their heirs, executors, administrators, successors and assigns forever.

Grantors are the owner of said premises. Said premises is not located in an agricultural district.

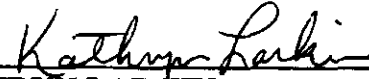
Grantors covenants that they have not done or suffered anything whereby said premises have been encumbered in any way whatever, except as set forth herein.

Grantors, in compliance with Section 13 of the Lien Law, covenants that they will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement before using any part of the total of the same for any other purpose.

IN WITNESS WHEREOF, Grantors have duly executed this deed on the date first above written.



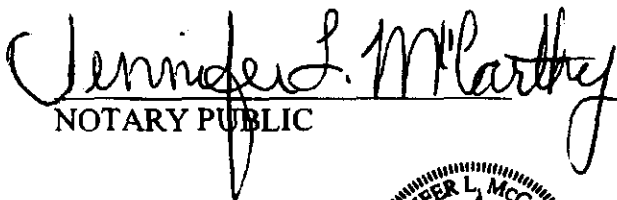
DAVID LARKIN



KATHRYN LARKIN

STATE OF NEW YORK)
) ss.:
COUNTY OF ORANGE)

On the 17th day of November, 2008, before me, the undersigned notary public, personally appeared **DAVID LARKIN & KATHRYN LARKIN**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that they executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.


NOTARY PUBLIC



SCHEDULE A

ALL that certain plot, piece or parcel of land, situate, lying and being in the Town of New Windsor, County of Orange and State of New York, known and designated as Lot No. 4 on a certain map entitled, "David Larkin & Kathryn Larkin", dated April 22, 1988, last revised November 28, 1988 and filed in the Orange County Clerk's Office on December 9, 1988 as Map No. 9232 (formerly Lot 4 and part of Lot 5 on filed Map # 7261).

TOGETHER with an easement for ingress and egress over Cessna Drive.

L
E
G
A
L

D
E
S
C
R
I
P
T
I
O
N

"Being & Intended to be the same premises conveyed to the grantor(s) here by deed dated 11/13/85, and recorded on 11/19/85 in Liber 2441 of deeds at page 84 and by deed dated 2/24/87, and recorded on 3/29/88 in Liber 2897 page 256 in the Clerks office of Orange County, which deed together cover premises under examination and more"

BARGAIN AND SALE DEED

Dated November 17, 2008

from

**DAVID LARKIN
KATHRYN LARKIN,**

as Grantors

to

**TODD A. BAILEY
ELIZABETH B. BAILEY,**

as Grantees

Street Address: 10 CESSNA DRIVE
Town: NEW WINDSOR
County: ORANGE
SBL: 52-1-33.42

Record and return to:

THE KLEISTER LAW GROUP
5 Fair Lawn Drive - Suite 200
Washingtonville, NY 10992